



EXHIBIT “ S ”

(ACCESS EASEMENT NO. 1)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.027

**DESCRIPTION FOR PARCEL 4558.111 AE-1**

LEGAL DESCRIPTION OF A 0.034-ACRE TRACT OF LAND, EQUIVALENT TO 1,499 SQUARE FEET OF LAND IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, BEING OUT OF AND A PART OF A CALLED 117.118-ACRE TRACT OF LAND, AS CONVEYED *FROM* JOYCE ANN PORTER AND UNION87.88, L.P. *TO* UNION ASSOCIATES, LTD. BY THAT CERTAIN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED, EFFECTIVE JULY 20, 2006 AND RECORDED IN DOCUMENT NO. 2006236625 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.034-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** on a 1/2-inch iron rod found monumenting an angle point in the westerly boundary line of the above referenced Union Associates, LTD. 117.118-acre tract, also monumenting the southerly corner of a called 87.884-acre tract of land, as conveyed to Union Associates, LTD. in said Document No. 2006236625 of the Official Public Records of Travis County, Texas; **Thence**, with said westerly boundary line of the Union Associates, LTD. 117.118-acre tract, same being the easterly boundary line of said Union Associates, LTD. 87.884-acre tract, N28°10'16"E a distance of 281.22 feet to a calculated point at an angle point in the common line of said Union Associates, LTD. 87.884-acre tract and said Union Associates, LTD. 117.118-acre tract; **Thence**, continuing with said common line, N26°54'57"E a distance of 423.86 feet to a calculated point in the southerly line of a proposed 50-foot wastewater easement, from which a 1/2-inch iron rod found at an angle point on said common line bears N26°54'57"E a distance of 450.54 feet; **Thence**, leaving said common line and with said southerly line of a proposed 50-foot wastewater easement, and through said Union Associates, LTD. 117.118-acre tract, S56°01'07"E a distance of 49.31 feet to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,020,457.50, E=3,100,386.60, for the north corner and **POINT OF BEGINNING** of this easement;

**THENCE**, continuing through the interior of said Union Associates, LTD. 117.118-acre tract, the following four (4) courses and distances:

- 1) With said southerly line of a proposed 50-foot wastewater easement, **S56°01'07"E** a distance of **20.10 feet** to a 60d nail set, for the east corner of this easement;
- 2) Leaving said southerly line of a proposed 50-foot wastewater easement, **S28°08'43"W** a distance of **73.82 feet** to a 60d nail set on the proposed northerly right-of-way line of Anton Blue Boulevard, for the south corner of this easement;

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413  
T.U.C.P./W.B.E./H.U.B./D.B.E.



- 3) With said proposed northerly right-of-way line of Anton Blue Boulevard, **N62°37'32"W** a distance of **20.00 feet** to a 60d nail set, for the west corner of this easement; and
- 4) Leaving said proposed northerly right-of-way line of Anton Blue Boulevard, **N28°08'43"E** a distance of **76.13 feet** to the **POINT OF BEGINNING**, containing 0.034-acre (1,499 square feet) of land.

#### BEARING BASIS NOTE

The bearings described herein are Texas State Plane grid bearings, Central Zone-4203, NAD83(CORS). Project control points were established from Macias & Associates, L.P., Land Surveyors, reference point "F-11-3001" having coordinate values of N=10,022,637.008, E=3,098,305.276 and reference point "Station 1468+50.20, 280.00' RT" having coordinate values of N=10,014,095.051, E=3,095,165.555. Distances shown hereon are grid.

#### CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by  
Landmark Surveying, LP

*Juan M. Canales, Jr.*  
\_\_\_\_\_  
Juan M. Canales, Jr.

Registered Professional Land Surveyor No. 4453  
Senior Project Manager  
Firm Registration No. 100727-00

*5-21-10*

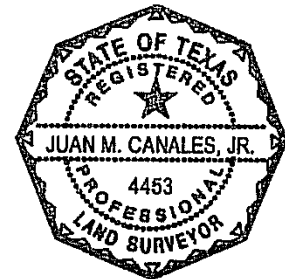
Date

Reviewed and Approved by:  
MACIAS & ASSOCIATES, L.P.

*Jackie Lee Crow*  
\_\_\_\_\_  
Date: *5/21/2010*  
JACKIE LEE CROW  
R.P.L.S. #5209

#### REFERENCES

MAPSCO 2009, 704-S, GRID NO. G-10  
TCAD PARCEL ID NO. 04-4818-0502  
4558.111-AE-1.docx



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T.U.C.P./W.B.E./H.U.B./D.B.E.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## SANTIAGO DEL VALLE GRANT

### ABSTRACT NO. 24

1" = 200'

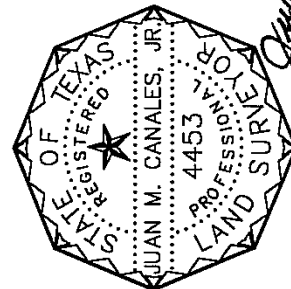


#### LEGEND

- 60D NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- CALCULATED POINT
- C/L
- RECORD INFORMATION
- NEIGHBORING RECORD
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- TRAVIS CENTRAL APPRAISAL DISTRICT
- RIGHT-OF-WAY (PROPOSED)
- OP.R.T.C.T.
- RP.R.T.C.T.
- DR.T.C.T.
- TCAD
- R.O.W.

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	S56°01'07"E	49.31'
L2	S56°01'07"E	20.10'
L3	S28°08'43"W	73.82'
L4	N62°37'32"W	20.00'
L5	N28°08'43"E	76.13'



Client: OTHON  
 Date: May 18, 2010  
 Office: Stephen Lawrence  
 Crew: S. Dunn  
 F.B.: 1/224/33  
 Path: c:\dwg\11\othon inc\union creek interceptor tie-in\grid\easements\oca-grid-base.dwg  
 Job No.: 480-16-11

*Juan M. Canales, Jr.*  
 5-21-10

SPECIAL WARRANTY DEED  
 SPILLMAN PROPERTIES LTD.  
 DOC. NO. 2009124581 O.P.R.T.C.T.  
 (254.9--ACRES)

20.0' INGRESS/EGRESS EASEMENT  
 VOL. 8777, PAGES 354; 359; 364;  
 376; 381; 386; & 391 D.R.T.C.T.

ELECTRIC & TELEPHONE EASEMENT  
 TO CITY OF AUSTIN  
 VOL. 5187, PAGES 596 D.R.T.C.T.

UNION ASSOCIATES, LTD.  
 DOC. NO. 2006236625 O.P.R.T.C.T.  
 (GRANTOR 2 TRACT, 87.884--ACRES)  
 TCAD#0448180501

PROPOSED  
 WWE-2

SEE DETAIL A

UNION ASSOCIATES, LTD.  
 DOC. NO. 2006236625 O.P.R.T.C.T.  
 (TRACT 1, 117.118--ACRES)  
 TCAD#0448180502

PARCEL 4558.111 AE-1  
 0.034 ACRE  
 1,499 SQ. FT.

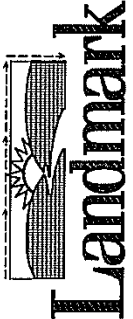
ANTON BLUE BOULEVARD  
 (BY OTHERS)  
 R.O.W.

OVERHEAD UTILITY LINE  
 PROPOSED  
 WWE-2

UTILITY POLE

POINT OF BEGINNING  
 N=10,020,457.50  
 E=3,100,386.60  
 GRID

DETAIL A  
 NOT TO SCALE



LANDMARK  
 SURVEYING, LP  
 1301 S. CAPITAL OF TEXAS HWY.  
 BUILDING B, SUITE 315  
 AUSTIN, TEXAS 78746  
 PH: (512)528-7411 FAX: (512)528-7413

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easement described hereon is contained within Zone AE, and Zone X (shaded) as scaled from F.I.R.M. Map Number 48453C0595H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

1. Restrictive covenants and easements:  
TRACT 2: Restrictive covenants and easements Volume 4388, Page 1913 of the Deed Records of Travis County, Texas, and also Document No. 2005209468, Texas DO APPLY to the subject easement.
- 10a. An ingress and egress easement granted to John Lee Cook et al as set out in Volume 9278, Page 625 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10b. An ingress, egress and regress easement granted to John Lee Cook and Donald E. Laine as set out in Volume 9261, Page 714 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10c. An electric and telephone line easement granted to the City of Austin as set out in Volume 5187, Page 596 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10d. Provisions regarding building lines set out in instrument recorded in Document NO. 2005209467 of the Official Public Records of Travis County, Texas DO NOT APPLY to the subject easement.
- 10e. An Electric line easement granted to the City of Austin by instrument recorded in Volume 681, Page 76 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.
- 10f. An Electric line easement granted to the City of Austin by instrument recorded in Volume 681, Page 77 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.
- 10g. An underground Electric and Telephone line easement granted to Southwestern Bell Telephone Company by instrument recorded in Volume 692, Page 222 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.
- 10h. A non-exclusive ingress and egress easement 20 feet wide along the west property line of the 117.118 acre tract, as set out in deeds recorded in Volume 8777, Pages 354, 359, 364, 376, 381, and 391, of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10i. Easements, terms, conditions, and provisions of that certain Replacement Easements Agreement dated August 10, 2004, recorded under Document Number 2004155862, in the Official Public Records of Travis County, Texas DO NOT APPLY to the subject easement.
- 10j. An Electric and Telephone line easement granted to the City of Austin by instrument recorded in Volume 9309, Page 69, of the Real Property Records of Travis County, Texas DOES NOT APPLY to subject easement.
- 10k. Affidavit of Service Area set out in Document NO. 2001176946 of the Official Public Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10l. All terms, conditions and stipulations of that certain Contract and Agreement by and between Effie Reeves Kitchens, et al, and Jimmie Demaret and Jimmy Connolly, Trustees, as set out in Volume 4440, Page 1843. of the Deed Records of Travis County, Texas DOES NOT APPLY the subject easement.

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to File No. 806522, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement does not have access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

### BEARING BASIS:

THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,637.008, E=3,098,305.276 AND REFERENCE POINT "STATION 146B+50.20, 280.00' RT" HAVING COORDINATE VALUES OF N=10,014,095.051, E=3,095,165.555. DISTANCES SHOWN HEREON ARE GRID.

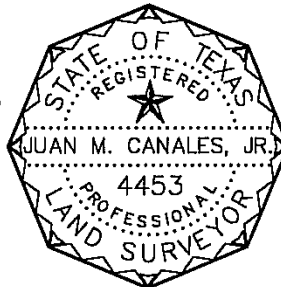
AS SURVEYED BY  
LANDMARK SURVEYING, LP  
FIRM REGISTRATION NO. 100727-00

*Juan M. Canales, Jr. 5-21-10*  
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453  
DATE: May 18, 2010

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE  
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: OTHON  
Date: May 18, 2010  
Office: Stephen Lawrence  
Crew: S.Dunn  
F.B.: 1224/33  
Path: c:\dwg 11\othon inc\onion creek interceptor tie-in\grid\easements\oca-grid-base.dwg  
Job No.: 480-16-11



PAGE 4 OF 4

SKETCH TO  
ACCOMPANY  
FIELD NOTES

  
**Landmark**  
SURVEYING, LP  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
PH: (512)328-7411 FAX: (512)328-7413

